

Single Family Residence **RESIDENTIAL**

1246 TRUCKEE RIVER DR

ROSHARON, TX 77583

\$324,873 TopHap Estimate · \$189 / ft² · confidence 85 · as of Jun 23, 2026



1,716 ft²
LIVING AREA

0.16 ac
LOT SIZE

2022
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$325K

\$276K low

\$374K high

Est. Owner Equity

\$324,873

TAX & ASSESSMENT

Property Tax	\$9,807 (2025)
Assessed Value	\$311,440
Previous Assessed	\$329,960
Assessor Market Value	\$311,440

PROPERTY FACTS

Property Type	Single Family Residence
County	BRAZORIA
Lot (acres)	0.16
Heating	Electric
Cooling	Central
Pool	No
View	Preserve

Porch · 150 ft²

CLIMATE RISK

40
FLOOD

53
WILDFIRE

96
HEAT

62
STORM

71
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2025	Financing	Special Warranty Deed			
Aug 18, 2023	Financing	Venders Lien			\$5K
Oct 7, 2022	Financing	Venders Lien			\$308K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Iowa Colony Junior High School	Middle	6–8	5.7 mi
Nichols Mock Elementary School	Elementary	PK–5	13.2 mi
Iowa Colony High School	High	9–12	13.2 mi

District: Alvin Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 77583

72 CRIME INDEX	86 AIR POLLUTION	47,650 POPULATION	\$107K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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